

**Sleepy Hollow Local Development Corporation Minutes
November 21, 2016**

Present: David Schroedel
Teresa Oeste-Villavieja
Anthony Scarpati
Michael Dawley
Ken Wray

Also Present: David Rothman, Esq., Harris Beach
Anthony Giaccio, CEO
Joan Bucci, Acting Secretary
Kevin Hyland, Westchester Development Solutions, Inc.

Chair Schroedel called the meeting to order at 7:02.

Chair Schroedel reported to the Board about a recent order of the Securities and Exchange Commission regarding a matter in another municipality; its LDC; and the auditors for both parties. The order was highlighted to the Board as a follow up to a prior Attorney General report regarding the same LDC which had been shared approximately 1 year ago. Chair Schroedel then asked counsel to provide a brief overview of the issue for the Board.

David Rothman reported that the order noted various failures in control issues of the auditors and the relationship between the local government and its LDC. Mr. Rothman then noted that this discussion was purely for informational purposes for the Board as the SHLDC does not have identical board and staffing structures as the Village so conflict of interests do not rise to the level existing in the other municipality.

Chair Schroedel then reported to the Board that the overview was provided should Board members be asked about the order and the SHLDC.

Approval of Minutes

The minutes for the November 7, 2016 meeting were reviewed. Changes were discussed. Director Oeste-Villavieja moved to accept the minutes with changes. Director Wray seconded. Motion carried 5-0.

Director Wray moved to accept the Resolution authorizing the referral of the DEIS for the east Parcel application to the Waterfront Advisory Committee (WAC). Seconded by Director Oeste-Villavieja. Motion carried 5-0.

Discussion of Security Vehicle

Chair Schroedel discussed the need for a vehicle for perimeter checks of the East Parcel. Board reviewed some suggestions. Board agreed the cost seems high and expressed concerns of a gator type vehicle unless it will be kept in a garage. Recommended considering a used vehicle. Tabled to next meeting.

Report on Fill Status

Chair Schroedel has received an Informal proposal from a vendor that is cheaper per yard than the proposals we received from the previous RFP. Chair asked to issue a new RFP for fill bids which would be for carting the fill from Valhalla site to the East Parcel. Counsel, David Rothman will add to the RFP the need for the material to be organized consistent with the fill plan.

Director Scarpati moved to approved the RFP with the additions from Counsel . Seconded by Director Wray. Motion carried 5-0.

Old Business/New Business

Chair Schroedel discussed issues with Judlau that are not consistent with their agreement with the LDC. Judlau sent a email saying they want out to CEO Giaccio. Counsel drafted a notice of termination of their agreement giving them 30 days. Agreement was initially for 6 months; it will be reduced to 5 months.

Chair Schroedel discussed the dredging project at the Manor Beach Club. LDC can't take that material until approved by the planning board. This material will be placed on the northside. Dredging is scheduled to begin in the Spring.

Chair Schroedel mentioned that the Metro North agreement runs through 12/31/16. The LDC and MetroNorth have been working on the subdivision. The Village has done their part for the subdivision. The last piece is that General Motors signs off on it. General Motors was given a release and has made substantive changes to it. General Motors is insisting the LDC pay the legal costs.

Executive Session

Director Oeste-Villavieja moved to go into Executive Session to discuss legal matter. Director Wray seconded. All in favor 4-0 (Director Scarpati no longer present).

Director Wray moved to go out of executive session. Seconded by Director Oeste-Villavieja, Motion carried 4-0

Director Wray moved to adjourn the meeting at 8:34 p.m. Seconded by Director Oeste-Villavieja. Motion carried 4-0.

Next LDC meeting date is December 5, 2016.

Respectfully submitted,



Joan Bucci
Acting Secretary